



PLANNING AND ZONING COMMISSION COMMUNICATION

August 7, 2018

SUBJECT: Consider a Request for a Site Plan

SUBMITTED BY: Stephen Cook, Senior Planner

REFERENCE NO: 18-10-SP

ACTION REQUESTED:

Recommend approval of a request for a Site Plan for Commercial development proposed to be located on 0.91 acres of the Jesse Doss Survey, Abstract 441, Tracts 6A3, 6A6C, and 6D and to be platted as Glade Parks Addition, Block D, Lot 1, 2321 State Highway 121.

ALTERNATIVES:

- Table the request
- Deny the request

SUMMARY OF SUBJECT:

Applicant: Glade Infrastructure LLC

Location/Zoning: 2321 State Highway 121, Planned Development District (PD).

Project Description: Glade Parks intends to construct a 7,235 square foot commercial lease structure which will include a restaurant, bank, and retail space. The site is located on the south side of the Goodnight Trail entrance from the SH 121 frontage road.

Site Standards: Access to the site will be from a drive approach from Rio Grande Boulevard. As adjacent lots are developed to the south, cross access will be established between the lots.

The site will contain forty-two (42) parking spaces. New sidewalks will be constructed along Rio Grande, Goodnight Trail, and the frontage road. Alternative paving and sidewalks will connect the building directly to the Goodnight Trail intersection to aid pedestrian access to the site.

Landscaping: Landscaping will be installed that will include trees planted throughout the site, including along the frontage road, Goodnight Trail, and a few along Rio Grande Boulevard. Because of the placement of the solid waste container structure, additional junipers will be planted along Goodnight Trail to soften the visibility of the masonry surrounding wall.

Foundation plantings will be included in the structure as well as planters to serve as vehicle deterrents along the front of the building.

Architecture: The building is a masonry structure similar to other pad site leased retail buildings in Glade Parks. A mix of stucco and stone accent the building.

The Development Services Group has reviewed the site plan and has certified that it meets City standards.

SUPPORTING DOCUMENTS:

- Application
- Exhibits
- Map 1, Map 2, and Map 3

APPROVED BY:

Mike Collins

Director, Planning and Economic Development

Stephen Cook

Senior Planner